

DEED OF TRUST

Rec'd for Record Aug. 18 1980 At 11 O'clk A.M. Some Day Recorded & Ex'd per Charles C. Keller, CLK

693 3 698

THIS PURCHASE MONEY DEED OF TRUST is made this 15 day of AUGUST 1980 among the Grantor, Bernard D. Ridgway, Jr. and Amy L. Ridgway, his wife (herein "Borrower"), Donald W. Crawford (herein "Trustee"), and the Beneficiary, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 100 West Washington Street, Hagerstown, Maryland 21740 (herein "Lender").

Borrower, in consideration of the indebtedness herein recited and the trust herein created, irrevocably grants and conveys to Trustee, in trust, with power of sale, the following described property located in the County of Frederick State of Maryland:

All that lot or parcel of land situate, lying and being in Urbana Election District, Frederick County, Maryland, being designated as Lot 4, Block J, on the Plat entitled "Plat One, Section Six, Sugarloaf Estates" as recorded in Plat Book 6, folio 190, one of the Plat Records in the Office of the Clerk of the Circuit Court for Frederick County, Maryland.

BEING all and the same real estate which was conveyed unto the Borrowers herein by David Lee Grimes and Veronica L. Grimes, his wife, by deed of even date and intended to be recorded among the Land Records for Frederick County, Maryland, immediately prior to the recordation of this Deed of Trust.

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which has the address of Virginia Lane, Box 269, Frederick, Maryland 21701 (Street) (City) (State and Zip Code) (herein "Property Address"); (such property having been purchased in whole or in part with the sums secured hereby.)

Together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents (subject however to the rights and authorities given herein to Lender to collect and apply such rents), royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Deed of Trust; and all of the foregoing, together with said property (or the leasehold estate if this Deed of Trust is on a leasehold) are herein referred to as the "Property";

To Secure to Lender (a) the repayment of the indebtedness evidenced by Borrower's note dated August 15, 1980 (herein "Note"), in the principal sum of Sixty-Four Thousand and no/100 (\$64,000.00) Dollars, with interest thereon, providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 1, 2010; the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Deed of Trust; and the performance of the covenants and agreements of Borrower herein contained; and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 here of (herein "Future Advances").

The Note which this Deed of Trust secured is for a three (3) year term with automatic renewals for additional 3 year terms for a maximum period of (30) years, subject only to interest rate adjustments, and Holder's right to extend the original term for a period not to exceed six (6) months. The interest rate for the initial loan term is 11% per year. The maximum interest rate increases or decreases shall reflect the movement in reference to the date of the original loan of the "contract interest rate on the purchase of previously occupied homes" in the Federal Home Loan Bank Board's most recent monthly national average mortgage rate index for all major lenders (Table S.5.1) with a maximum of one-half of one percent (0.5%) per year multiplied by the number of years of the original loan term with a maximum increase or decrease of five percentage (5%) points over the term of Deed of Trust. The maximum rate of interest shall be 16 percent. Decreases in interest rate shall be made, increases are mandatory, unless waived in writing by the holder of the Note. At least ninety (90) days before the due date of the loan, the Noteholder shall send written notification to Borrower renewing the loan for a like period of years at the interest rate and monthly payments set forth in the ninety (90) day renewal notice. Subject to the possible extension of the initial loan term for a period not to exceed six (6) months in accordance with the Federal Regulations 545.6-4a. Borrower shall have the option to decline Noteholders renewal, in which event the entire principal amount outstanding and all accrued interest thereon shall become due and payable without penalty.

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property, if any or as set forth on evidence of title required by and certified to Lender.

1900 Maryland - RRM

Filed July 3, 1986